

RESTRICTIVE COVENANTS FOR POWERS SUBDIVISION SECTION "A"

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1993, at which time said covenants shall extend for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants, in whole or in part. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in this subdivision to sue and recover damages or in the event the persons or persons owning such property shall fail to sue and recover damages for such violations, then the persons or persons owning such property shall be liable to pay to the persons or persons owning such property damages or other dues for such violations. Invalidation of any of these covenants by judgement or court order shall in no wise effect any of the other covenants, which shall remain in full force and effect.

1. All lots in this subdivision shall be for residential use only and no lot shall be resubdivided into smaller lots.
2. No structure shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling.
3. No trailer, basement, tent, shack, garage, barn or any outbuildings erected in the subdivision shall at any time be used as a residence, either temporary or permanently. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
4. The total minimum heated area of any residence in the subdivision, exclusive of open porches, or carports, shall be 750 square feet. This shall apply to one and two story dwellings in the subdivision.
5. All buildings on any lots in the subdivision shall be required to meet the minimum building code of the governing authority.
6. A proper shelter and pen shall be maintained by the owner of any animals that are raised or kept on any lot in the subdivision at all times.

OWNERS CERTIFICATE

I, William Powers, owner of the subdivision hereon, hereby adopt this as my plan of subdivision and dedicate the right of way for the street as shown to the public use and reserve the utility eas't on the lot lines for the public utilities. And certify that I am the owner in fee simple of the property and that no taxes have become due and payable. This the 30th day of April, 1984.

William Powers

STATE OF MISSISSIPPI COUNTY OF DESOTO

Given under my hand and official seal of office this the 30th day of April, 1984.

My commission expires: 5/6/86

Ernie E. McQuade
Notary Public

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This is to certify that I have surveyed the property within the subdivision and that the plat shown that survey.

J. F. Lauderdale
J. F. Lauderdale P.E.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 31 DAY OF March, 1983.

Secretary : Tommy Hatch

31 DAY OF May
Wayne Hobswell
Chairman

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 6 DAY OF April, 1981.

Clerk for the Board:

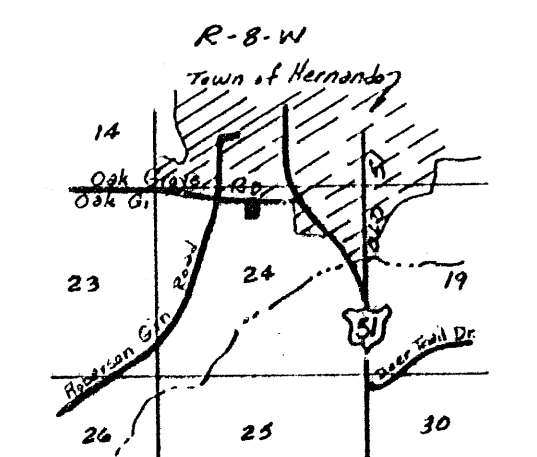
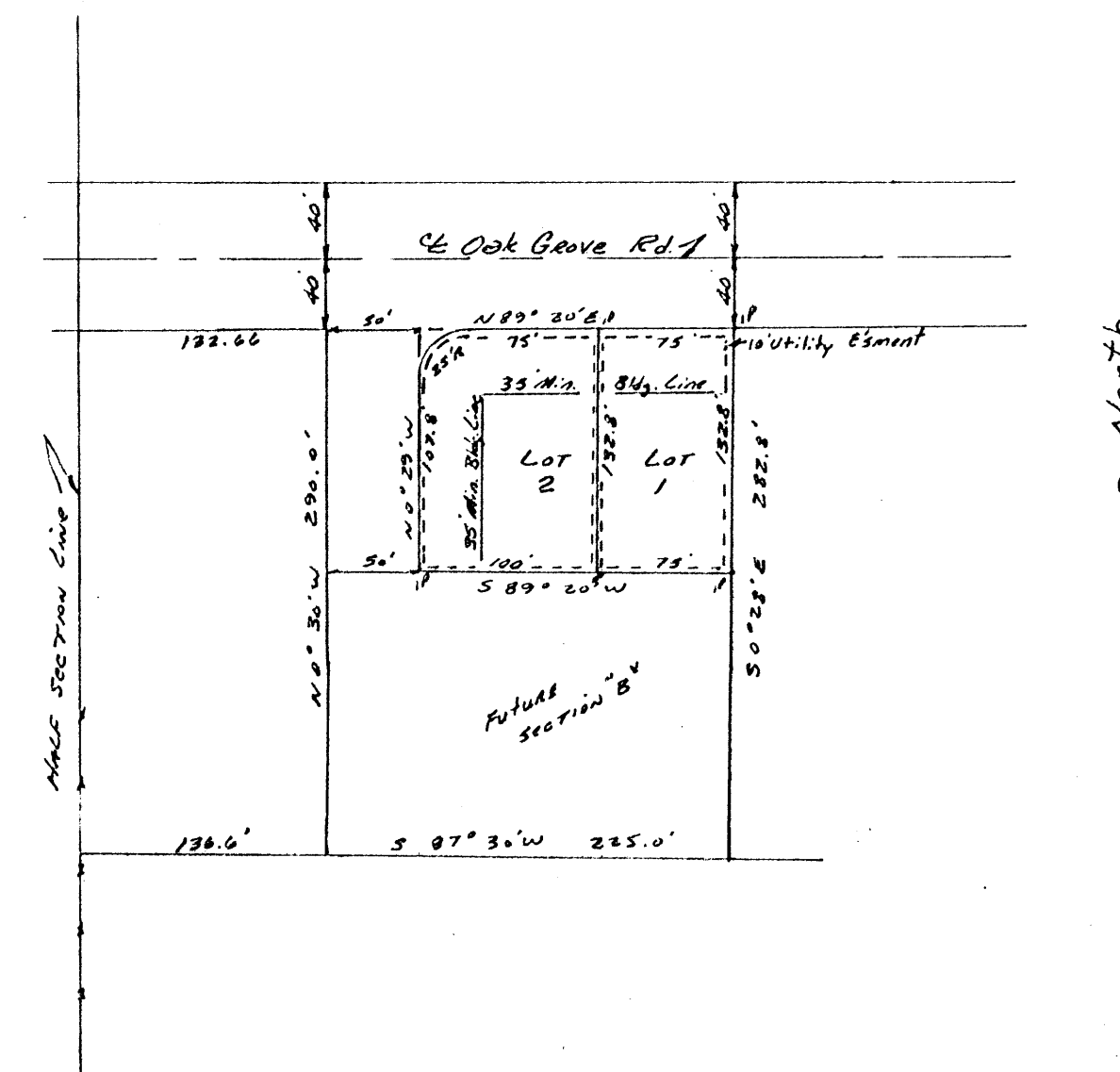
H. M. Ferguson

Floyd S. Potluna
President

STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 4:45⁰ o'clock P. M. on the 7 day of June, 1984, and was immediately entered upon the proper index and duly recorded in plat book 22 on page 31.

H. M. Seymour
Chancery Clerk



POWERS SUBDIVISION SECTION "A"
SECTION 24; TOWNSHIP 3 SOUTH;
RANGE 8 WEST; DESOTO CO. MISS.
ZONED R-2

SCALE: 1"=100'
APRIL, 1983
J. F. LAUDERDALE
CIVIL ENGINEER
MISS NO.